# CHAPTER 3
# Impact Analysis

## 3.1 Aesthetics

This section analyzes the proposed project's and non-clustered scenario's potential impacts on aesthetics. The analysis identifies and evaluates key visual resources in the project area and determines the degree of visual impacts that could occur from implementation of the proposed project or non-clustered scenario. The analysis also describes the potential aesthetic effects on the existing landscape, built environment, scenic resources, and proposes mitigation measures as needed.

### 3.1.1 Environmental Setting

#### Regulatory Framework

##### *State Scenic Highway Program*

The State Scenic Highway Program, created by the California Legislature in 1963, was established to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. A highway is designated under this program when a local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a Scenic Highway. When a city or county nominates an eligible scenic highway for official designation, it defines the scenic corridor, which is land generally adjacent to and visible to a motorist on the highway. The project site is not within the viewshed of a highway officially designated as a state scenic highway.

##### *County of Orange General Plan*

###### Transportation Element – Scenic Highways Plan Component

The Scenic Highways Plan of the General Plan identifies the County's scenic highway routes and provides policy guidelines to incorporate safety, utility, economy, and aesthetics into the planning, design and construction of scenic highways. Scenic highways are divided into viewscape corridors (Type 1) and landscape corridors (Type 2). A viewscape corridor is a route which traverses a corridor within which unique or unusual scenic resources and aesthetic values are found. This designation is intended to minimize the impact of the highway and land development upon the significant scenic resources along the route. The nearest Scenic Highway to the project site is Santiago Canyon Road, which is classified as a Type 1, viewscape corridor.

Transportation Element goals and objectives pertaining to this viewscape corridor are listed below.

| | |
|---|---|
| Goal 1: | Preserve and enhance unique or special aesthetic and visual resources through sensitive highway design and the regulation of development within the scenic corridor. |
| Objective 1.2: | Add to the pleasure of its residents and visitors by enhancing scenic routes. |
| Objective 1.4: | Preserve established Scenic Highways in order to protect the existing scenic qualities of these corridors. |
| Objective 1.5: | Develop the roadway portion of the scenic corridors in a manner that recognizes the natural scenic resources of the corridor and is sensitive to them to the maximum extent feasible. |
| Objective 1.6: | Require sufficient setback from the scenic corridor, where feasible, for the purpose of preserving the corridor's scenic qualities. |

### *Foothill/Trabuco Specific Plan*

The Resources Overlay Component of the F/TSP includes specific goals and programs related to visual resources which are listed below.

#### II.C.5 Resources Overlay Component – Visual Resources

5.1 Major Ridgelines and Major Rock Outcroppings

a. The designated Major Ridgelines and Major Rock Outcroppings identified in the Resources Overlay Component shall be preserved. No point on any structure shall be located closer to the centerline of a designated major ridgeline or rock outcropping than 200 feet measured horizontally on a topographic map or closer than 50 feet measured vertically on a cross section, as determined by the Planning Commission in conjunction with the approval of an area plan, site development permit or use permit.

This requirement of the F/TSP is not applicable to the proposed project as there are no structures proposed to be within the distance requirements specified above to major ridgelines or rock outcroppings.

5.2 Scenic Roadway Corridors

a. Prior to the recordation of a final tract/parcel map of the issuance of grading permits, whichever comes first, each affected applicant shall offer for dedication in fee of preservation easements to the County of Orange or its designee those areas within the required scenic roadway setback area, as identified in the Resources Overlay Component and further defined below, in manner meeting the approval of the Manager, EMA, Harbors, Beaches, and Parks/Program Planning Division.[1]

b. The following development setbacks from the ultimate right-of-way shall be required for designated scenic highways: 100 feet minimum from Santiago Canyon Road.

[1] It should be noted that subsequent to completion of the F/TSP, any approval will now be required by OC Planning, in consultation with OC Parks, not EMA-Harbors, Beaches and Parks/Program Planning Division.

c. Applicants for development projects which are visible from any road designated in the Resources Overlay Component as a scenic corridor shall be required to submit a detailed viewshed analysis of the proposed development for consideration by the Planning Commission in conjunction with any area plan, site development permit, or use permit.

The proposed project includes the required setback requirement. The viewshed analysis required by the F/TSP is contained in this section of the EIR, as the project site would be visible from Santiago Canyon Road, which is identified as a Type I Scenic Corridor.

## Existing Conditions

### *Local Setting*

The project site is located within the Upper Aliso subarea of the northwestern portion of the F/TSP, which is the second largest planning area within the F/TSP. The F/TSP covers approximately 6,500 acres within the foothills of the Santa Ana Mountains, and is characterized by visual resources of topography, natural vegetation, natural watercourses and vistas, and viewscape corridors.

The most pronounced visual characteristic of the area is the abundance of steep slopes, with areas where slopes are greater than 45 percent. The prominent ridgelines to the northern boundary of the F/TSP, which reach elevations of greater than 2,600 feet, provide a dramatic visual backdrop to the project site. Natural vegetation in the F/TSP includes large communities of coastal sage scrub, chaparral, grassland and oak woodland. A continuous stand of dense mature oak trees form a close canopy over a portion of Live Oak Canyon Road is another visual resource in the area, and is located approximately 0.6 mile southeast of the project site.

The project area is characterized by unique natural resources within the foothills of the Santa Ana Mountains including rugged terrain and prominent ridgelines, oak woodlands and diverse vegetation, natural water courses and scenic vistas. Scenic vistas are defined as areas that are designated, signed, and accessible to the public for the purposes of viewing and sightseeing, and can be designated by federal, state or local agencies. The surrounding area consists of open space and residential development. Land uses adjacent to the project site are shown on Figures 2.1 and 2.2, and are described below:

- **North:** Cleveland National Forest and other open space are adjacent to the project site along the northern boundary.
- **East:** Santiago Canyon Estates (a residential development with 78 homes) is located generally east of the project site; farther east is the Watson parcel (a 97.8-acre parcel designated for 48 units under the F/TSP) and the Saddle Creek site. To the southeast is Cook's Corner and St. Michael's Abbey along Live Oak Canyon Road and El Toro Road, respectively.
- **South:** The proposed project is bounded on the south by Santiago Canyon Road and the northern limits of the City of Lake Forest with Limestone-Whiting Wilderness Park located generally southwest of the project site. Rancho Las Lomas, a conference center and special events facility, located southeast of the project site, is accessed from the south

side of Santiago Canyon Road (across from the entrance to Santiago Canyon Estates). Portola Hills (a 349-acre, 2,181-dwelling-unit residential community) is situated generally south of the project site beyond Santiago Canyon Road.

- **West:** An existing residential estate is generally located along the western boundary of the project site. Further west is a small residential development, located along the north side of Santiago Canyon Road, and Limestone-Whiting Wilderness Park is located on the south side of Santiago Canyon Road.

### *Project Site*

The site is currently undeveloped land, and was, in the past, intermittently used for grazing by neighboring livestock. Disturbances on the site include extensive burning from the 2007 wildfire and evidence of grazing activities from horses and cattle in the southern portion of the project site. The topography of the project site is generally moderately steep ridges and narrow valleys and canyons. Exposed rock faces appear along the hillside in the southwestern portion of the project site, approximately 500 feet northeast of Santiago Canyon Road. These rock faces are not identified in the F/TSP's Resources Overlay Component as major rock outcroppings that warrant special consideration. Slopes exceed 35 percent over about 60 percent of the project site. The highest point is at an elevation of about 1,800 feet on a ridge at the northeast corner of the site and the lowest point is at an elevation of about 1,200 feet at the southeastern tip of the parcel.

The project site is diverse and includes flat grasslands to steep, densely-vegetated slopes. The project site also includes coast live oaks and sensitive plant species. There are no residential structures within the property boundary.

### *Scenic Vistas and Corridors*

Public viewpoints near the project site include the intersection of Santiago Canyon and Live Oak Canyon Roads, and locations along Santiago Canyon Road (each represents a north- and south-bound panoramic view). Live Oak Canyon Road and Santiago Canyon Road are both designated as Scenic Highways in the F/TSP and in the Scenic Highways Component of the County's General Plan. Both of these roads are designated as Viewscape Corridors based on the quality of scenic vistas and natural viewsheds. Additionally, significant public viewpoints are located at Modjeska Grade Road.

The site is neither adjacent to, nor visible from, a designated state scenic highway. The nearest designated state scenic highway is State Route (SR) 91, and the nearest portion which is designated is located approximately 18 miles from the project site. The nearest eligible state scenic highway is SR 78 (Ortega Highway), which is located approximately 13 miles from the project site (Caltrans, 2011).

### *Light and Glare*

Currently, the project site does not generate any light and glare as it is undeveloped. The nighttime lighting environment surrounding the site mainly consists of passing vehicle headlights, scattered street lighting, as well as lighting from adjacent residential uses.

## 3.1.2 Thresholds of Significance

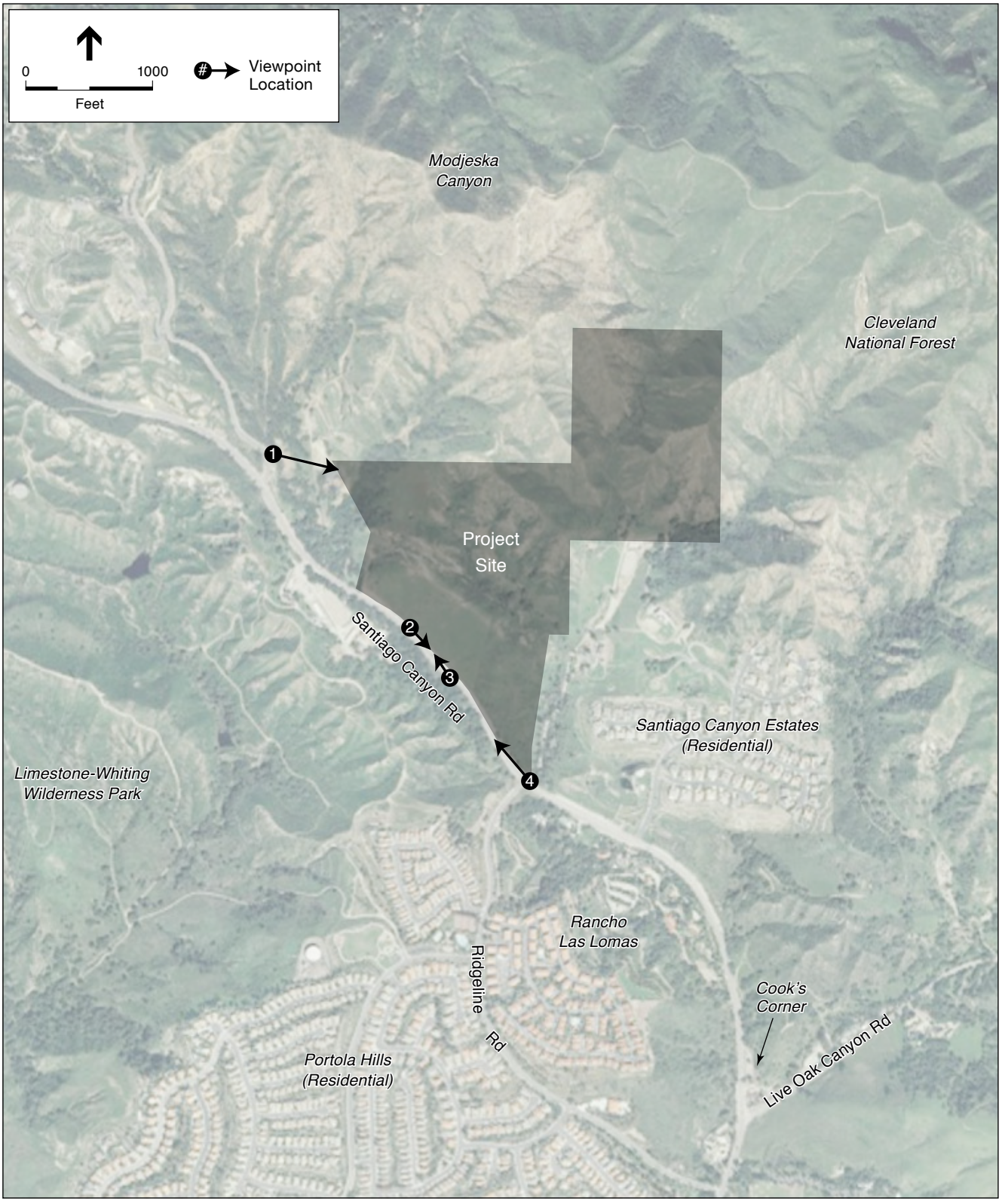
According to Appendix G of the *CEQA Guidelines* and the County of Orange Environmental Analysis Checklist, a project would have a significant adverse effect on aesthetic resources if it would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area.

The following is a discussion of the potential effects of the proposed project and the non-clustered scenario on aesthetics, according to the key issue areas identified in Appendix G of the *CEQA Guidelines*. As identified in the NOP/Initial Study (Appendix A.1), each of the checklist items has a potential to be significant and require full analysis in the EIR, as presented below.

## 3.1.3 Methodology

As required by the F/TSP for projects that may be visible from a scenic corridor, a detailed viewshed analysis has been completed for the proposed project and the non-clustered scenario. Photographs documenting existing visual conditions were captured, and computer simulations of proposed conditions have been prepared for each of the visually significant viewpoints, in accordance with Table 4.9-1 of the F/TSP EIR 531. **Table 3.1-1**, below, includes the location and description of the viewpoints selected for this project and **Figure 3.1-1** illustrates their location. Photos of these viewpoints along with visual simulations of the proposed project and non-clustered scenario can be found in Section 3.1.5, below.




SOURCE: ESA; GlobeXplorer, 2012.

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**Figure 3.1-1**
Viewpoint Location Map

**TABLE 3.1-1**
**SIGNIFICANT VIEWPOINTS**

| Viewpoint | Location | Description |
|---|---|---|
| 1 | Modjeska Grade Road, north from its intersection with Santiago Canyon Road | View encompasses residences of Santiago Canyon Estates, and other scattered development. Distant mountain ranges, ridgelines and vegetation typical of the F/TSP are visible. |
| 2 | Southbound on Santiago Canyon Road | Views include dense trees to the west of the street, and an undeveloped, barren slope bank along the scenic corridor with vegetation and shrubs behind a loose fence. Additional views of distant hills and power lines along the street. |
| 3 | Northbound on Santiago Canyon Road | View includes an undeveloped, barren slope bank along the scenic corridor with vegetation and shrubs behind a loose fence and power lines. |
| 4 | Ridgeline Road, looking north of its intersection with Santiago Canyon Road | Represents a viewpoint for those within the community of Portola Hills. Views include the barren slope bank with trees along Santiago Canyon Road, and damaged or burned trees on the site, along with power lines. |

SOURCE: ESA, 2011.

Visual and site condition data was obtained through review of the Orange County General Plan, F/TSP, Google Earth and visual simulations prepared by Focus 360. To render the design and overlay used in the visual simulations, Focus 360 used a survey-quality GPS system to mark the locations of the cameras and key visual features and built a 3D model of the specified design. The GPS camera locations were then matched up with the 3D model and aligned to look at key site features.

The significance determination for the visual analyses is based on consideration of the extent of change related to project visibility from key public vantage points, the degree of visual contrast and compatibility in scale and character between project elements and the existing surroundings, and project conformance with public policies regarding visual and urban design quality. Although *CEQA Guidelines* establish thresholds of significance that address how best to identify a significant impact, analysis of impacts related to aesthetics is, to some extent, inherently subjective.

## 3.1.4 Project Design Features

The following project design features have been included for the proposed project and some would also apply to the non-clustered scenario. All project design features will be included in the Mitigation Monitoring and Reporting Program and will be monitored to ensure completions, in the same manner as the project's mitigation measures.

PDF-1 Open space within Saddle Crest Homes accounts for 70 percent of the project site (approximately 79.8 acres). Approximately 51 acres of that open space will be

offered for dedication to the County and is adjacent to the Cleveland National Forest, providing a forest buffer, which is a goal of the F/TSP.

PDF-2 Interior private streets have been designed to rural street standards. Depending on whether the street is dual loaded or single loaded with residential lots, the paved widths of interior streets have been designed to vary as follows:

- Single loaded streets where on-street parking is prohibited to one side of the street: Minimum paved width of 28 feet to 30 feet (measured flowline to flowline).
- Dual loaded streets with parking on both sides of the street: Minimum paved width of 36 feet to 40 feet (measured flowline to flowline).

PDF-3 The project has been designed to cluster development at the urban edge along Santiago Canyon Road where development already exists to the south and southeast.

PDF-4 The vesting tentative tract map for the project has been designed to provide easements for scenic/resource preservation purposes over Lots F-L, M, O, P, Q, R, S, T, U, V and a portion of Lot 68 to preserve the areas as open space. The project's homeowners association or a conservation organization will be responsible for the maintenance and upkeep of the open space areas in a manner meeting the approval of the Manager, OC Parks.

PDF-5 The F/TSP scenic corridor setback requirements of 100-feet from Santiago Canyon Road will be maintained. The project is consistent with the design component of the General Plan-adopted Viewscape Typical Section, including an enlarged parkway, a riding and hiking trail and a lack of curbs.

PDF-6 A detailed landscape plan for the project area has been prepared by a licensed landscape architect taking into account County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, and water conservation measures contained in the County of Orange Landscape Code (Ord. No. 09-010).

PDF-33 The project has been designed to be consistent with the following design components of the General Plan-adopted Viewscape Typical Section including: an enlarged parkway, a riding and hiking trail, and a lack of curbs.

PDF-47 The project reservoir will be visually screened with native/drought-tolerant landscaping and will be painted a neutral tone to blend with the surrounding environment.

# 3.1.5 Project Impacts

**Impact 3.1.1:** Effect on a scenic vista.

**Significance Standard for Impact 3.1.1:** Would the project have a substantial adverse effect on a scenic vista?

## Proposed Project

Scenic vistas in the vicinity of the project site include the distant Santa Ana Mountains to the north, which are visible from most portions of the F/TSP area, including the project site. Additionally, the F/TSP identifies three public viewpoints near the project site including the intersection of Santiago Canyon and Live Oak Canyon Roads, and two locations along Santiago Canyon Road (each represents a north- and south-bound panoramic view of the project site). Live Oak Canyon Road and Santiago Canyon Road are both designated as Scenic Highways in the F/TSP and in the Scenic Highways Component of the County's General Plan. Both of these roads are designated as Viewscape Corridors based on the quality of scenic vistas and natural viewsheds. The intersection of Live Oak Canyon Road and Santiago Canyon Road is approximately 0.6 mile southeast of the project site, and the project site cannot be seen from this intersection of Live Oak Canyon Road; however, Santiago Canyon Road is adjacent to the project site, from which the project site can be seen.

The proposed project would represent a change in the visual character of the project site and vicinity by altering undeveloped land to residential uses, including the development of 65 single-family residences. Visual simulations of the proposed project are shown in **Figures 3.1-2a**, **3.1-3a, 3.1-4a** and **3.1-5a,** and are described below:

- **Viewpoint 1:** As shown in Figure 3.1-2a, with development of the proposed project, additional residential uses would be visible from Modjeska Grade Road. The water reservoir would be painted to match the surrounding hills and masked with vegetation. Proposed landscaping would also be visible in the middle ground. The degree of visual contrast between the project elements and the existing surrounding area would be minimal as landscaping associated with the proposed project would help mask existing residential projects in the background, while only exposing a few homes. Additionally, landscaping would match that of the surrounding area. The proposed project would be compatible in scale with other projects visible from this viewpoint, including scattered residences to the southeast, as well as residences further east of the project site, which would now be masked from this view. Lastly, the proposed project would be compatible with the character of the area; residences with a similar look and rural character are currently visible from this view point, and landscaping would be compatible with the native vegetation.

- **Viewpoint 2:** As shown in Figure 3.1-3a, with the development of the proposed project, new landscaping and fencing would replace the power lines on Santiago Canyon Road and the rooftops of three homes would be visible through the trees. The degree of visual

contrast between the project elements and surrounding area would be minimal as landscaping associated with the proposed project would help mask the existing residential projects in the background, while only exposing a few homes. Additionally landscaping would match that of the surrounding area. The proposed project would be compatible with the with other projects visible from this viewpoint, including scattered residences to the southeast of the view, as well as residences further east of the site, which would now be masked from this view. Lastly, the proposed project would be compatible with the character of the area; residences with a similar look and rural character are currently visible from this view point, and landscaping would be compatible with the native vegetation. In addition, the replacement of the existing overhead power lines with new landscaping would represent an enhancement of the current view.

- **Viewpoint 3:** As shown in Figure 3.1-4a, with the development of proposed project, landscaping, and project entry fencing would replace the loose fence and power lines along Santiago Canyon Road. The proposed entry area would also be seen along with portions of three residences, which would be visible through the trees. The degree of visual contrast between the project elements and surrounding area would be high as portions of two homes would be visible and new landscaping and fencing would be introduced to an area which was previously undisturbed. The proposed project would be incompatible with the scale and character of the existing view which consists of vacant and undisturbed land. However, the replacement of the existing power lines and loose fencing with new landscaping and fencing would represent an enhancement of the current view.

- **Viewpoint 4:** As shown in Figure 3.1-5a, with the development of the proposed project, landscaping and fencing would be located along Santiago Canyon Road, replacing the existing fencing and power lines. Rooftops of three homes would be visible through trees. The degree of visual contrast between the project elements and surrounding area would be high as potions of two homes would be visible and new landscaping and fencing would be introduced to an area which was previously undisturbed. The proposed project would be incompatible with the scale and character of the existing view which consists of vacant and undisturbed land. However, the replacement of the existing power lines, and loose fencing with new landscaping and fencing would represent an enhancement of the current view.

A portion of the project site would be visible from the Santiago Canyon Road viewscape corridor; however, to conform with the Scenic Highway Program, the General Plan's Scenic Highways Plan Component, and F/TSP's Scenic Roadways Corridors, the portion of the project site that would include development of residences would have limited visibility from the viewscape corridor and would be masked with trees (PDF-5 and PDF-6). The landscaping plan for the proposed project includes oaks, California laurel, sycamores, and walnut trees throughout the site, as well as accent and understory trees such as Western Redbud, arbutus, and elderberry, and native drought tolerant shrubs. This plant pallet would be visually compatible and consistent with the surrounding natural vegetation. The water reservoir would be painted to match the surrounding hills and masked with vegetation (PDF-47). In addition, the proposed project would

include an approximate 51-acre dedicated open space area which would provide a visual buffer between the development and the Cleveland National Forest (PDF-1). As a result, the project would be designed to minimize the visual contrast of the project elements and the surrounding areas.

Even considering the project design features intended to reduce impacts, overall, the proposed project could have a substantial affect on scenic vistas. The proposed project would develop a residential neighborhood of 65 homes designed to blend in with the rural character of the area; however, it is located on a presently undeveloped site and would affect views of identified scenic vistas. Project Design Features PDF-1 through PDF-5 would dedicate approximately 51 acres of open space, include private streets designed to rural standards, cluster development along Santiago Canyon Road with a 100-foot setback, and include rural design features. The land use regulations for the UAR District in the F/TSP would require approval of a landscaping plan by the County, to ensure the proposed project is designed with the rural character of the area and that impacts from scenic vistas are limited. While distant mountains would still be visible, the overall visual scenic vista would be affected.

**Impact Determination:** The proposed project would have a substantial adverse effect on scenic vistas. Implementation of Project Design Features PDF-1 through PDF-6, PDF-33 and PDF-47, as well as, Mitigation Measure MM 3.1-2 would reduce impacts to less than significant by the dedication of approximately 51 acres as permanent open space, locating development along the urban edge of Santiago Canyon Road, development of a landscape plan, designing the project to be consistent with design components of the General Plan, and screening the project water reservoir. Impacts would also be reduced through implementation of Mitigation Measure MM 3.3-4 (see Section 3.3, *Biological Resources*, of this Draft EIR), which requires replacement plantings for impacted oak trees.

## Non-Clustered Scenario

The non-clustered scenario would establish housing sites that would be interspersed across the entire project site. It would not include the dedication of approximately 51 acres of open space adjacent to the Cleveland National Forest; open space would be dispersed throughout the site, as opposed to being concentrated mainly in the northeast portion of the site under the proposed project. As a result, impacts to scenic vistas would be greater on the northern portion of the project site where development would occur under this scenario. Similar to those shown above for the proposed project, **Figures 3.1-2b, 3.1-3b, 3.1-4b** and **3.1-5b** show visual simulations of the non-clustered scenario from Santiago Canyon Road and Modjeska Grade Road and are described below:

- **Viewpoint 1:** As shown in Figure 3.1-2b, with development of the non-clustered scenario, additional residential uses would be visible from Modjeska Grade Road. Proposed landscaping would also be visible in the middle ground. The degree of visual contrast between the project elements and the existing surrounding would be minimal as landscaping associated with the non-clustered scenario would help mask existing residential projects in the background, while only exposing a few homes. Additionally, landscaping would match that of the surrounding area. The non-clustered scenario would

be compatible in scale with other projects visible from this viewpoint, including scattered residences to the southeast of the view, as well as residences behind the non-clustered scenario which would now be masked from this view. Lastly, the non-clustered scenario would be compatible with the character of the area; residences with a similar look and rural character are currently visible from this view point, and landscaping matches that of the native vegetation.

- **Viewpoint 2:** As shown in Figure 3.1-3b, with the development of the non-clustered scenario, new landscaping and fencing would replace the power lines on Santiago Canyon Road and the rooftops of three homes would be visible through the trees. The degree of visual contrast between the project elements and the existing surrounding would be minimal as landscaping associated with the non-clustered scenario would help mask existing residential projects in the background, while only exposing a few homes. Additionally, landscaping would match that of the surrounding area. The non-clustered scenario would be compatible in scale with other projects visible from this viewpoint, including scattered residences to the southeast of the view, as well as residences further east of the site which would now be masked from this view. Lastly, the non-clustered scenario would be compatible with the character of the area; residences with a similar look and rural character are currently visible from this view point, and landscaping would be compatible with the native vegetation.
- **Viewpoint 3:** As shown in Figure 3.1-4b, with the development of the non-clustered scenario, landscaping replaces the loose fence and power lines along Santiago Canyon Road and portions of two residences would be visible through the trees. The degree of visual contrast between the project elements and surrounding area would be high as the tops of homes would be visible and new landscaping would be introduced to an area which was previously undisturbed. The non-clustered scenario would be incompatible with the scale and character of the existing view which consists of vacant and undisturbed land. However, the replacement of the existing power lines with new landscaping would represent an enhancement of the current view.
- **Viewpoint 4:** As shown in Figure 3.1-5b, with the development of the non-clustered scenario, landscaping would line Santiago Canyon Road and portions of five homes would be visible. The degree of visual contrast between the project elements and surrounding area would be high as portions of homes would be visible and new landscaping and fencing would be introduced to an area which was previously undisturbed. The non-clustered scenario would be incompatible with the scale and character of the existing view which consists of vacant and undisturbed land. However, the replacement of the existing power lines, loose fencing, and burned or overgrown vegetation with new landscaping and fencing would represent an enhancement of the current view.

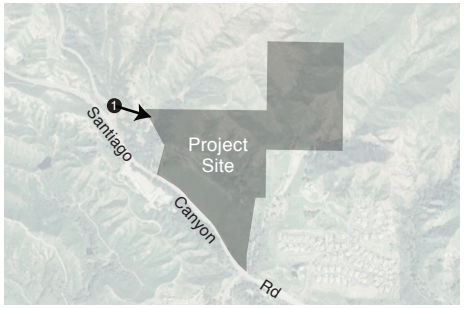
Impacts to a scenic vista associated with the non-clustered scenario would be greater than those associated with the proposed project, because the non-clustered scenario would be developed over the entire site. In addition, the non-clustered scenario would not dedicate an open space visual buffer adjacent to the Cleveland National Forest. As a result, although impacts from key

viewpoints shown in Figures 3.1-2b, 3.1-3b, 3.1-4b and 3.1-5b show similar impacts as compared to the proposed project, the non-clustered scenario would result in greater overall effects to the scenic vista associated with the greater geographic area it would disturb. However, with implementation of Project Design Features PDF-2, PDF-5, PDF-6, PDF-33, and PDF-47, along with Mitigation Measure MM 3.1-2, impacts would be less than significant for the non-clustered scenario.

**Impact Determination:** The non-clustered scenario would impact scenic vistas, however, as with the proposed project, implementation of Project Design Features PDF-2, PDF-5, PDF-6, PDF-33, and PDF-47 would result in a less than significant impact on scenic vistas as the site would include development of a landscape plan, designing the project to be consistent with design components of the General Plan, and screening the water reservoir. Impacts would also be reduced through implementation of Mitigation Measure MM 3.3-4 (see Section 3.3, *Biological Resources,* of this Draft EIR), which requires replacement plantings. However, impacts to a scenic vista associated with the non-clustered scenario would be greater than those associated with the proposed project, because the non-clustered scenario would be developed over the entire site.

Existing condition: View of Santiago Canyon Estates and scattered residences visible in the middle-ground along with mountain ranges in the background.


Proposed project: View shows additional residences and proposed landscaping in front of the existing Santiago Canyon Estates in the middle ground. Views of distant mountain ranges can also be seen.




NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2012.

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**Figure 3.1-2a**
Visual Simulation of Proposed Project
*Viewpoint 1: Modjeska Grade Road*

Existing condition: View of an undeveloped, barren slope bank along Santiago Canyon Road, with views of distant hills.


Proposed project: View adds residences with visible rooftops and new landscaping which replaces the powerlines on Santiago Canyon Road. Distant hills can also be seen.


NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2012.

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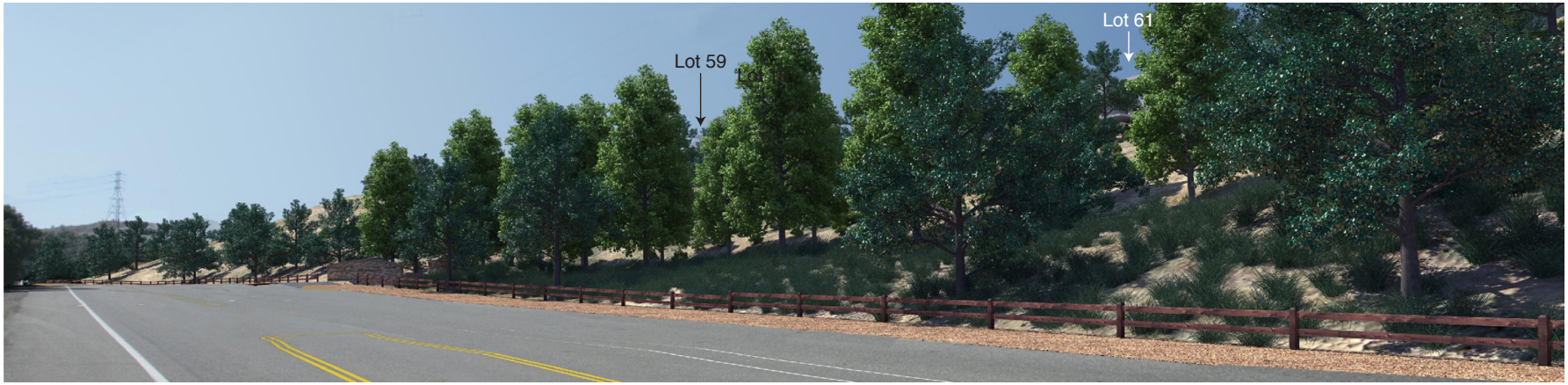
**Figure 3.1-3a**
Visual Simulation of Proposed Project
*Viewpoint 2: Santiago Canyon Road*

Existing condition: View includes an undeveloped, barren slope bank along Santiago Canyon Road with vegetation and shrubs behind a loose fence and power lines.




Proposed project: View adds residences with visible rooftops, an entry driveway and new landscaping which replaces the powerlines on Santiago Canyon Road.


NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2012.

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**Figure 3.1-4a**
Visual Simulation of Proposed Project
*Viewpoint 3: Santiago Canyon Road*


Existing conditions: Views include the barren slope bank with trees along Santiago Canyon Road, and damaged or burned trees on the site, along with powerlines.


Proposed project: Views shows landscaping along Santiago Canyon Road and portions of homes are visible.


NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2012.

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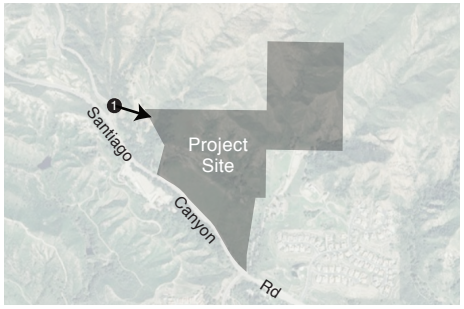
**Figure 3.1-5a**
Visual Simulation of Proposed Project
*Viewpoint 4: Ridgeline Road*

Existing condition: View of Santiago Canyon Estates and scattered residences visible in the middle-ground along with mountain ranges in the background.


Non-clustered scenario: View shows residences and proposed landscaping in front of the existing Santiago Canyon Estates in the middle ground. Views of distant mountain ranges can also be seen.




NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2011.

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**Figure 3.1-2b**
Visual Simulation of Non-Clustered Scenario
*Viewpoint 1: Modjeska Grade Road*

Existing condition: View of an undeveloped, barren slope bank along Santiago Canyon Road, with views of distant hills.


Non-clustered scenario: View shows rooftops of residences and proposed landscaping. Views of distant hills can also be seen.


NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2011.

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**Figure 3.1-3b**
Visual Simulation of Non-Clustered Scenario
*Viewpoint 2: Santiago Canyon Road*

Existing condition: View includes a undeveloped, barren slope bank along Santiago Canyon Road with vegetation and shrubs behind a loose fence and power lines.


Non-clustered scenario: View shows proposed landscaping along Santiago Canyon Road, with rooftops of residences visible.


NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2012.

Saddle Crest Homes . 211454

**Figure 3.1-4b**
Visual Simulation of Non-Clustered Scenario
*Viewpoint 3: Santiago Canyon Road*


Existing conditions: Views include the barren slope bank with trees along Santiago Canyon Road, and damaged or burned trees on the site, along with powerlines.


Non-clustered scenario: View shows portions of homes and proposed landscaping along Santiago Canyon Road.


NOTE: Landscape is shown at 7 to 10 years growth.

SOURCE: Focus 360, 2012.

Saddle Crest Homes . 211454

**Figure 3.1-5b**
Visual Simulation of Non-Clustered Scenario
*Viewpoint 4: Ridgeline Road*

**Impact 3.1.2:** Damage to scenic resources.

**Significance Standard for Impact 3.1.2:** Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor?

## Proposed Project

The project site is not located near any designated or eligible state scenic highways and does not include scenic resources such as historic buildings or major ridgelines (as shown in Exhibit II-6 of the F/TSP). The western portion of the site includes rock features; however these were determined to not meet the definition of Major Rock Outcroppings per the F/TSP.

The site does contain oak trees, a unique visual resource, some of which would require removal and replacement as part of project implementation. The loss of these trees could substantially damage scenic resources on the site.

The landscaping plan for the proposed project includes oaks, California laurel, sycamores and walnut trees throughout the site, as well as accent and understory trees including Western Redbud, arbutus, and elderberry, which are expected to grow to maturity in seven to ten years (see Figure 2.8). During this establishment period, vegetation screening would provide minimal reduction to overall visual impacts; however, at complete maturation, the vegetation would serve as a strong visual barrier to mask the site and increase compatibility with overall surroundings. Shrubs proposed would be natives mixed with a variety or low-growing, drought tolerant varieties. In addition, the project includes a detailed landscaped plan (PDF-6) that includes County Standard Plans for landscape areas, adopted plant palette guides and applicable scenic and specific plan requirements.

The F/TSP identifies three public viewpoints near the project site, including the intersection of Santiago Canyon and Live Oak Canyon Roads, and two locations along Santiago Canyon Road (each represents a north and south bound panoramic view). Live Oak Canyon Road and Santiago Canyon Road are both designated as Scenic Highways in the F/TSP, and in the Scenic Highways Component of the County's General Plan. Both of these roads are designated as Viewscape Corridors based on the quality of scenic vistas and natural viewsheds. The intersection of Live Oak Canyon Road and Santiago Canyon Road is approximately 0.6 mile southeast of the project site, and the project site cannot be seen from this location; however, Santiago Canyon Road is adjacent to the project site, from which the project site can be seen. As a result, a portion of the project site would be visible from this viewscape corridor; however, the portion of the project site that would include development of residences has limited visibility from this viewscape corridor and would be masked with trees (PDF-6) and has been designed to be consistent with and would comply with the F/TSP scenic corridor setback requirements of 100-feet from Santiago Canyon Road (PDF-5) and designed with rural elements (PDF-2).

In addition, the dedication of approximately 51 acres to the County as open space would protect a natural and scenic area and would provide a visual buffer between the project site development and the adjacent Cleveland National Forest, as referred to in Project Design Feature PDF-1. As a

result the project would be designed to minimize the visual contrast of the project elements and the surrounding areas.

**Impact Determination:** Impacts to views from viewscape corridors would be less than significant, because the portion of the project site that would include residences and that would be visible from viewscape corridors would be masked by mature trees. The proposed project includes project design features that require the dedication of 51 acres of open space that would serve as a visual buffer (PDF-1), requires the project be designed with rural elements (PDF-2), locating the development along the urban edge (PDF-3), providing easements for scenic/resource preservation (PDF-4 and MM 3.1-2), the incorporation of a scenic setback (PDF-5), a detailed landscape plan (PDF-6), designing the project to be consistent with the General Plan adopted Viewscape Typical Section (PDF-33), and visually screening the project reservoir (PDF-47). The impact to scenic resources due to the removal of native oak trees on-site would also be reduced to a less than significant level by implementation of Mitigation Measure MM 3.3-4 (see in Section 3.3, *Biological Resources*, of this Draft EIR), which requires replacement plantings and through implementation of the landscaping plan referred to in Project Design Feature PDF-6.

## Non-Clustered Scenario

The non-clustered scenario would build homes throughout the project site. It would not include the dedication of approximately 51 acres as open space adjacent to the Cleveland National Forest. As a result, impacts to viewsheds would be greater on the northern portion of the project site where development would occur under this scenario. However, the identified viewsheds in the F/TSP discussed above are located south of the project site, and impacts to visual resources from the south would be similar to that described for the proposed project. Project design features to limit impacts associated with scenic resources, in regards to the scenic corridor setback of 100 feet from Santiago Canyon Road (PDF-5), rural landscaping as defined in the landscaping plan (PDF-6), and rural street designs (PDF-2) would also apply to the non-clustered scenario. Therefore, as with the proposed project, the non-clustered scenario would also have a less than significant impact on scenic resources within a County-designated viewscape corridor, with the implementation of Mitigation Measure MM 3.3-4 (see 3.3, *Biological Resources*, of this Draft EIR), which requires replacement plantings of oak trees and through implementation of the landscaping plan referred to in Project Design Feature PDF-6. These measures would reduce the overall visual contrast of the site and surroundings.

**Impact Determination:** Impacts to views from viewscape corridors would be less than significant under the non-clustered scenario because the portion of the project site that would include residences and that would be visible from viewscape corridors would be masked by trees. Project design features that apply to the non-clustered scenario include designing this scenario with rural elements (PDF-2), incorporating a scenic setback (PDF-5), preparation of a landscape plan (PDF-6), being consistent with design components of the General Plan adopted Viewscape Section (PDF-33), and visually screening the water reservoir (PDF-47). The impact to scenic resources due to the removal of native oak trees on-site would be mitigated to a less than significant level by Mitigation Measure MM 3.3-4 (see Section 3.3, *Biological Resources*, of this

Draft EIR), which requires replacement plantings and through implementation of the landscaping plan referred to in Project Design Feature PDF-6.

**Impact 3.1.3:** Degradation of existing visual character or quality.

**Significance Standard for Impact 3.1.3:** Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

## Proposed Project

The proposed project would represent a change to the existing visual character of the project site due to addition of residential uses. Specifically, 65 new homes, streets, and landscaping would replace undeveloped land.

Santiago Canyon Road is designated as a Scenic Highway in the F/TSP, and portions of the proposed project would be visible from Santiago Canyon Road. For those properties visible, the F/TSP requires that a detailed view shed analysis be provided to identify potential impacts of the project as viewed from the scenic highway. As discussed under Impact 3.1.1 above, Figures 3.1-2a, 3.1-3a, 3.1-4a and 3.1-5a illustrate the potential visual impacts of the proposed project from Santiago Canyon Road and Modjeska Grade Road. Those figures show that only a few residences would be visible from Santiago Canyon Road, and that views of those residences would be masked to a large degree by the trees that would be planted as required by Project Design Feature PDF-6. These residences would be a visual extension of other existing residences located south of the project site, on both sides of Santiago Canyon Road. Additionally, the project incorporates Project Design Features PDF-1 through PDF-6, PDF-33, and PDF-47, which in part, would minimize the alteration of the visual character of the project site. The proposed project has been designed to minimize the visual contrast of the project elements and the surrounding areas, and impacts to the overall visual character and quality of the site would be less than significant.

**Impact Determination:** The proposed project would not substantially degrade the existing visual character or overall visual quality of the surrounding area, because the proposed project would be a continuation of the residential uses of the surrounding communities. The proposed project includes project design features that require the dedication of approximately 51 acres of open space that would serve as a visual buffer (PDF-1), requires the project be designed with rural elements (PDF-2), locating the development along the urban edge (PDF-3), providing easements for scenic/resource preservation (PDF-4 and Mitigation Measure MM 3.1-2), the incorporation of a scenic setback (PDF-5), a detailed landscape plan (PDF-6), designing the project to be consistent with the General Plan adopted Viewscape Typical Section (PDF-33), and visually screening the project reservoir (PDF-47). Therefore, impacts to existing visual character or quality of the site and its surroundings would be less than significant.

## Non-Clustered Scenario

The non-clustered scenario would build homes on a greater portion of the project site. It would not include the dedication of open space on areas adjacent to the Cleveland National Forest.

Figures 3.1-2b, 3.1-3b, 3.1-4b and 3.1-5b show potential impacts of the non-clustered scenario from Santiago Canyon Road and Modjeska Grade Road. Because the non-clustered scenario would not dedicate approximately 51 acres of open space, and would instead develop homes on that parcel, impacts to the visual character of the area would be greater as compared to the proposed project; however, the non-clustered scenario have a less than significant impact on the existing visual character of either the project site or its surroundings.

**Impact Determination:** The change in visual character of the site would not substantially degrade the existing visual character or overall visual quality of the surrounding area because implementation of the non-clustered scenario would represent a continuation of the residential uses of the surrounding communities, the residences would be designed to reflect the rural character of the area, and the trees and other landscaping that would minimize those residences. Project design features that apply to the non-clustered scenario include designing this scenario with rural elements (PDF-2), incorporating a a scenic setback (PDF-5), preparation of a landscape plan (PDF-6), being consistent with design components of the General Plan adopted Viewscape Section (PDF-33), and visually screening the water reservoir (PDF-47). Therefore, impacts to existing visual character or quality of the site and its surroundings would be less than significant. However, because the non-clustered scenario would not dedicate approximately 51 acres of open space, and would instead develop homes on that parcel, impacts to the visual character of the area would be greater as compared to the proposed project.

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**Impact 3.1.4:** Creation of new source of light or glare.

**Significance Standard for Impact 3.1.4:** Would the project create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

## Proposed Project

The proposed project would result in new sources of daytime glare from cars and nighttime light associated with street lighting, vehicles, and interior and exterior residential lighting. Nighttime lighting impacts would be significant if they interfere with or intrude into sensitive land uses, which include private residences and public access areas, and can impact the views in the area. Glare can cause daytime interferences with activities at sensitive land use areas, as well as public roadways where drivers can be temporarily blinded by glare, thus causing a safety concern.

The proposed residential uses would not introduce substantial sources of glare to the project site that would affect views in the area because the proposed project would construct only 65 single-family homes on the property using typical building materials (e.g., stucco siding or clay tile roofs), that would not create substantial daytime glare. Daytime sources of glare would include the cars that within the project site; however, this would not be a substantial source of glare because the project site would be designed with planting elements to reduce glare (PDF-6). As a result the proposed project would be designed to minimize the visual contrast of the project elements and the surrounding areas. New sources of nighttime lighting would be created by the

proposed project, including indoor and outdoor residential lighting from the development of homes and street lights associated with the project. The overall effect would be an increase in ambient light in the project site's vicinity. This would not be a substantial source of light that would adversely affect night time views in the area as the proposed landscaping (PDF-6) would limit the impacts from lighting. Further, as stated in Mitigation Measure MM 3.1-1, the applicant would be required to demonstrate that all exterior lighting as been designed and located so that all direct rays are confined to the property.

**Impact Determination:** The proposed project would not create substantial sources of glare that would interfere with views. Light from the project would not interfere with views because of the incorporation of landscaping throughout the site (PDF-6) and because Mitigation Measure MM 3.1-1 would ensure that all exterior lighting is designed to confine direct rays to the project. Because glare and light from the project would not adversely affect daytime or nighttime views in the area, light and glare impacts associated with the proposed project would be less than significant.

### Non-Clustered Scenario

The non-clustered scenario would build homes on a greater portion of the project site and would not include the dedication of open space. As a result, impacts from lighting would not just be limited to the southern portion of the site, but would be spread throughout the entire site, resulting in a greater impact. Still, the non-clustered scenario would be required to prepare a Landscape Plan and adhere to Mitigation Measure MM 3.1-1, which requires that all exterior lighting has been designed and located so that all direct rays are confined to the property. This would reduce impacts to less than significant.

**Impact Determination:** The non-clustered scenario would not create substantial sources of glare that would interfere with views. Light from the project would not interfere with views because of the incorporation of landscaping throughout the site (PDF-6) and because Mitigation Measure MM 3.1-1 would ensure that all exterior lighting is designed to confine direct rays to the project. Because glare and light from the non-clustered scenario would not adversely affect daytime or nighttime views in the area, light and glare impacts associated with the non-clustered scenario would be less than significant. However, because the non-clustered scenario is located throughout the entire project site, impacts associated with light and glare would be greater than those of the proposed project.

## 3.1.6 Cumulative Impacts

The UAR District of the F/TSP and vicinity is considered the geographic area in which cumulative effects to aesthetic resources could occur. This area now includes undeveloped areas together with single-family residential development. Existing views from the roads within this district share a similar look with respect to visual quality, characteristics and scenery.

The proposed project and the non-clustered scenario would change the visual character of the project site by adding residential uses to what is now undeveloped land. As explained in the

analysis of the proposed project's aesthetic impacts, the proposed project and the non-clustered scenario would have limited aesthetic impacts that would be less than significant due to the amount of open space within the project site that would serve as a visual buffer, its location set back from Santiago Canyon Road, extensive landscaping and other design features. Due to their proximity to the project site, other probable future projects within this general area (specifically, Saddleback Meadows, Lang Property, Red Rock Chateau, and Cook's Corner projects, see Table 2.2 and Figure 2.15) are relevant to the analysis of the potential for cumulative aesthetic impacts.

The proposed project's or non-clustered scenario's limited aesthetic impacts are not expected to result in significant cumulative impacts in combination with these probable future projects for several reasons. First, their locations (except for Cook's Corner, a mile or more from the project site) are such that they are separated visually from the project site by large areas of open space, hillsides and ridges. Further, none of the future cumulative projects would adversely affect views of the Santa Ana Mountains, ridgelines or other scenic resources in the area. In addition, the previously-approved Saddleback Meadows project, located on El Toro Road, approximately a mile south west of the project site, is the only one of the four probable future projects in the area that would involve a significant amount of development. No significant cumulative impact to the visual quality of the area or scenic views from Santiago Canyon Road or Live Oak Canyon Road is anticipated to result due to that project. Development at Saddleback Meadows would be located below the eastern and northern major ridgelines bordering the property. The development has also been designed to incorporate grading and landscaping that would shield views of the site from surrounding areas, including from the west and northwest. For the same reasons, cumulative impacts related to lighting and daytime glare are not expected to be significant.

The visual quality of the area would also be preserved in part because of the significant amount of open space that would remain within the UAR area, including a large amount of land in the area that has been sold for permanent conservation purposes. This includes the 388 acres near the project site comprising the Saddle Creek North and Saddle Creek South properties (see Figure 2.2). Only a limited amount of other land within the area has the potential to be developed, and any such development would be regulated by the provisions of the F/TSP designed to protect scenic vistas, scenic resources and the visual character of the area. These protections include the F/TSP's requirements relating to preservation of scenic features such as oak woodlands, streambeds, major ridgelines and rock outcroppings, its scenic roadway setback standards, and the open space requirements that apply within the UAR District.

Neither the proposed project nor the non-clustered scenario would have significant impacts on aesthetic resources. Therefore, neither would result in a significant cumulative contribution to the aesthetic quality and visual character of the area in addition to other past, present and probable future projects. Other cumulative projects would be subject to existing regulations and would be required to undergo further environmental review in compliance with CEQA.

**Impact Determination:** The proposed project and the non-clustered scenario would represent a change in the visual character of the project site and UAR District by altering undeveloped land to residential uses. Neither the proposed project nor the non-clustered scenario individually result in a significant impact on aesthetic resources; therefore neither would contribute to a cumulative

impact when considered with past, present, and probable future projects to an overall substantial change in the visual quality and character of the UAR District. Implementation of the project design features and mitigation measures would reduce impacts to visual resources. Although, development of the proposed project or the non-clustered scenario along with the other cumulative projects would result in additional development in the F/TSP area, which would change the existing setting, cumulative development would not substantially degrade the visual character or quality of the area as all project would be subject to existing regulations and mitigation; impacts would be less than significant.

## 3.1.7 Mitigation Measures

**MM 3.1-1** Prior to the issuance of building permits, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, OC Planning, or designee.

**MM 3.1-2** Prior to the recordation of an applicable subdivision map which creates building sites, the subdivider shall dedicate an easement for scenic/resource preservation purposes over Lots F-L, M, O, P, Q, R, S, T, U, V and a portion of Lot 68 to the County of Orange or its designee in a manner approved by the Manager, OC Parks. The subdivider shall not grant any easements over the property subject to the resource preservation easement unless such easements are first reviewed and approved by the County. Maintenance of the resource preservation easement area shall be the responsibility of the subdivider or assigns and successors and shall not be included in said easement offer.

## 3.1.8 Impact Determination

The proposed project and the non-clustered scenario would have similar impact determinations regarding aesthetic resources. Regarding Impact 3.1.1, the proposed project and non-clustered scenario would have a substantial adverse effect on scenic vistas. Implementation of Project Design Features PDF-1 through PDF-6, PDF-33 and PDF-47, as well as Mitigation Measure 3.1-2 would reduce impacts associated with the proposed project to less than significant by the dedication of approximately 51 acres as permanent open space, locating development along the urban edge of Santiago Canyon Road, development of a landscape plan, designing the project to be consistent with design components of the General Plan, and screening the project water reservoir. The non-clustered scenario would also impact scenic vistas (Impact 3.1.1); however, implementation of Project Design Features PDF-2, PDF-5, PDF-6, PDF-33, and PDF-47 would result in a less than significant impact on scenic vistas. Impacts associated with either the proposed project or the non-clustered scenario would also be reduced through implementation of Mitigation Measure MM 3.3-4 (see Section 3.3, *Biological Resources*, of this Draft EIR), which requires replacement plantings. However, impacts to a scenic vista associated with the non-clustered scenario would be greater than those associated with the proposed project, because the non-clustered scenario would be developed over the entire site.

Impacts to views from viewscape corridors (Impact 3.1.2) would be less than significant because the portion of the project site that would include residences and that would be visible from viewscape corridors would be masked by mature trees for both the proposed project and the non-clustered scenario. The proposed project includes project design features that require the dedication of approximately 51 acres of open space that would serve as a visual buffer (PDF-1), requires the project be designed with rural elements (PDF-2), locating the development along the urban edge (PDF-3), providing easements for scenic/resource preservation (PDF-4 and Mitigation Measure MM 3.1-2), the incorporation of a scenic setback (PDF-5), a detailed landscape plan (PDF-6), designing the project to be consistent with the General Plan adopted Viewscape Typical Section (PDF-33), and visually screening the project reservoir (PDF-47). Project design features that apply to the non-clustered scenario include designing this scenario with rural elements (PDF-2), incorporating a scenic setback (PDF-5), preparation of a landscape plan (PDF-6), being consistent with design components of the General Plan adopted Viewscape Section (PDF-33), and visually screening the water reservoir (PDF-47). The impact to scenic resources due to the removal of native oak trees on-site would also be reduced to a less than significant level by implementation of Mitigation Measure MM 3.3-4 (see in Section 3.3, *Biological Resources,* of this Draft EIR), which requires replacement plantings and through implementation of the landscaping plan referred to in Project Design Feature PDF-6.

Regarding Impact 3.1.3, the change in visual character of the site with implementation of either the proposed project or non-clustered scenario would not substantially degrade the existing visual character or overall visual quality of the surrounding area, because this would be a continuation of the residential uses of the surrounding communities. The proposed project includes project design features that require the dedication of approximately 51 acres of open space that would serve as a visual buffer (PDF-1), requires the project be designed with rural elements (PDF-2), locating the development along the urban edge (PDF-3), providing easements for scenic/resource preservation (PDF-4 and Mitigation Measure MM 3.1-2), the incorporation of a scenic setback (PDF-5), a detailed landscape plan (PDF-6), designing the project to be consistent with the General Plan adopted Viewscape Typical Section (PDF-33), and visually screening the project reservoir (PDF-47). Project design features that apply to the non-clustered scenario include designing this scenario with rural elements (PDF-2), incorporating a scenic setback (PDF-5), preparation of a landscape plan (PDF-6), being consistent with design components of the General Plan adopted Viewscape Section (PDF-33), and visually screening the water reservoir (PDF-47). Therefore, impacts to existing visual character or quality of the site and its surroundings would be less than significant. However, because the non-clustered scenario would not dedicate approximately 51 acres of open space, and would instead develop homes on that parcel, impacts to the visual character of the area would be greater as compared to the proposed project.

Neither the proposed project nor the non-clustered scenario would create substantial sources of glare that would interfere with views (Impact 3.1.4). Light from the project would not interfere with views because Mitigation Measure MM 3.1-1 would ensure that all exterior lighting is designed to confine direct rays to the project site. Because glare and light from the project would not adversely affect daytime or nighttime views in the area, light and glare impacts associated with the proposed project or non-clustered scenario would be less than significant. However,

because the non-clustered scenario would be located throughout the entire project site, impacts associated with light and glare would be greater than those of the proposed project.

The proposed project and the non-clustered scenario would represent a change in the visual character of the project site and UAR District by altering undeveloped land to residential uses. Neither the proposed project nor the non-clustered scenario individually result in a significant impact on aesthetic resources; therefore neither would contribute to a cumulative impact when considered with past, present, and probable future projects to an overall substantial change in the visual quality and character of the UAR District. Implementation of the project design features and mitigation measures would reduce impacts to visual resources. Although, development of the proposed project or the non-clustered scenario along with the other cumulative projects would result in additional development in the F/TSP area, which would change the existing setting, cumulative development would not substantially degrade the visual character or quality of the area as all projects would be subject to existing regulations and mitigation; impacts would be less than significant.